

Notice of Determination

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044
Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113
Sacramento, CA 95814

From:

Public Agency: City of Benicia
Address: 250 East L Street
Benicia, California 94510
Contact: Vivien Togonon
Phone: 707-746-4278

County Clerk

County of: Solano County

Lead Agency (if different from above): _____

Address: 675 Texas Street, Suite 1900
Fairfield, California 94533

Address: _____

Contact: _____

Phone: _____

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): _____

Project Title: Storage Star Facility Project Initial Study/Mitigated Negative Declaration

Project Applicant: David Meinecke, Jordan Architects

Project Location (include county): City of Benicia, Solano County

Project Description:

The proposed project (the "Project") includes development of a 121,183-square-foot (sf) self-storage facility with four buildings (Buildings A through D). Building A would be a two-story building with 56,200 sf of storage space and 1,200 sf of office space; Building B would be two stories with 53,836 sf of storage space; Building C would be single-story with 7,147 sf of storage space; and Building D would be single-story with 2,800 sf of storage space. Buildings A, B, and D would allow for typical self-storage, while Building C would be used for RV storage. The Project also includes a stormwater bioretention area in the southeastern portion of the Site. A total of 19 parking spaces would be available for customers and employees throughout the Site, including two designated for office parking, two for electric vehicles (EV), and two Americans with Disabilities Act (ADA) accessible spaces. Site access would be provided by an internal roadway system, which would connect to two new driveways off of Goodyear Road. The southern driveway would be entry-only and the northern driveway would be exit-only.

This is to advise that the City has approved the above (Lead Agency or Responsible Agency)

described project on July 17, 2025 and has made the following determinations regarding the above (date)
described project.

1. The project [will will not] have a significant effect on the environment.
2. An Initial Study/Mitigated Negative Declaration was prepared for this project pursuant to the provisions of CEQA. An addendum was prepared for this project.
3. Mitigation measures [were were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [was was not] adopted for this project.
5. A statement of Overriding Considerations [was was not] adopted for this project.
6. Findings [were were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Community Development Department, and 250 East L Street, Benicia CA 94510 and
<https://www.ci.benicia.ca.us/index.asp>

Signature (Public Agency):  Title: Associate Planner

Date: 7/17/25 Date Received for filing at OPR: _____

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011